

110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR JANUARY 5, 2005, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:30 P.M. by Chair Pacheco

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, D. Michael Kane and Len Pacheco
Staff Present: Sandy Baily, Associate Planner

ITEM 1: **WELCOME NEW REPRESENTATIVE FROM THE PLANNING COMMISSION**

Pacheco introduced the new Planning Commission representative.

ITEM 2: **204 EDELEN AVENUE**

The Committee considered revised plans to make exterior changes which includes changing the roof pitch and the addition of a dormer to a single family residence in the University Edelen Historic District. Pacheco moved to approve the application subject to the following conditions:

1. Redesign the gable end vent to a dormer (shed or gable end dormer with windows) per the sketch submitted at the meeting located in the Planning file. This revision shall be approved by Town staff.
2. Eliminate all brackets.
3. The horizontal beam on the porch shall be deleted and replaced with rafters that follow the roofline.
4. Siding material shall be real wood, not a composite, laminated or fabricated wood product
5. All windows and doors shall be wood. No snap in grids or grids inside the windows are permitted. Simulated true divided lites are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl clad windows are not permitted.

Pacheco further determined that the change from stucco to horizontal wood siding would not classify as a demolition since the proposed siding conforms better with the style of the house and that the stucco changed the character of the house. The wood siding brings back the character of the house.

Cowan seconded, motion passed unanimously. Appeal rights were cited.

ITEM 3: **642 SAN BENITO AVENUE**

The Committee considered a request to demolish a pre-1941 residence. Cowan moved to recommend approval of the demolition to the Development Review Committee based on the findings and letter from the Civil Engineer and based on the photo documentation which illustrated that the house was deteriorated to a condition beyond repair.

Pacheco seconded, motion passed unanimously.

ITEM 4: **115 LOMA ALTA AVENUE**

The Committee considered a request to construct a second story addition to a pre-1941 single family residence. Cowan moved to recommend approval of the application to the Director of Community Development subject to the following conditions.

1. The balustrades shall be maintained and shown on the final plans.
2. Siding material shall be real wood, not a composite, laminated or fabricated wood product.
3. All windows and doors shall be wood. No snap in grids or grids inside the windows are permitted. Simulated true divided lites are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl clad windows are not permitted.
4. All window trim, window finish detail, corner boards, soffits, eaves, millwork and any other detail shall match existing.

Pacheco seconded, motion passed on a 3 - 0 vote with an abstention by Kane.

The Committee found that the proposed addition was compatible with the neighborhood and met section IVb of the Pre-1941 Design Guidelines in that the addition harmonizes with the neighborhood. The Committee further stated that the proposed height is lower than what is permitted which has been accomplished by lowering the roof plates.

ITEM 5. **OTHER BUSINESS**

- a. 105 University Avenue - The Committee considered a preliminary request to demolish a residence in the University Edelen Historic District. The Committee stated that the house does not appear to have any historic significance and that it was determined by Town Ordinance that the structure was not a contributor to the historic district. Therefore a demolition may be possible. The Committee further stated that the proposed house design was going in the right direction.
- b. 419 San Benito Avenue aka 18 Montgomery Street- The Committee considered a preliminary request to demolition a pre-1941 structure. The Committee stated that they would support a demolition request since the structures were basically shacks when built with no historic significance. The matter will be placed on the next agenda to remove the structure from the Historic Resources Inventory.
- c. 216 Almendra Avenue - The Committee considered revised plans to install a new dormer window. The Committee recommended a design which is noted in the Planning file.
- d. Pre-1941 Design Guidelines - Baily informed the Committee that a scope of work is being prepared and should be going to the General Plan Committee at the end of January. It was suggested that contributing structures listed in the Historic District Ordinances

should be removed and either incorporated in the guidelines or the inventory so the Ordinance does not need to be amended if there are changes to these structures.

- e. Future workshop - The Committee discussed the workshop. Matter will remain on agenda for further discussion.
- f. Standard conditions - Each Committee member was given a copy of the boiler plate conditions to review for possible changes and/or additions.

ITEM 6: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 7: **APPROVAL OF MINUTES**

The minutes from the meeting of November 29 and December 13 , 2004 were passed unanimously with one correction.

ITEM 8: **ADJOURNMENT**

The meeting was adjourned at 7:40 P.M. to the next regularly scheduled meeting of February 2, 2005.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Len Pacheco, Chair

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